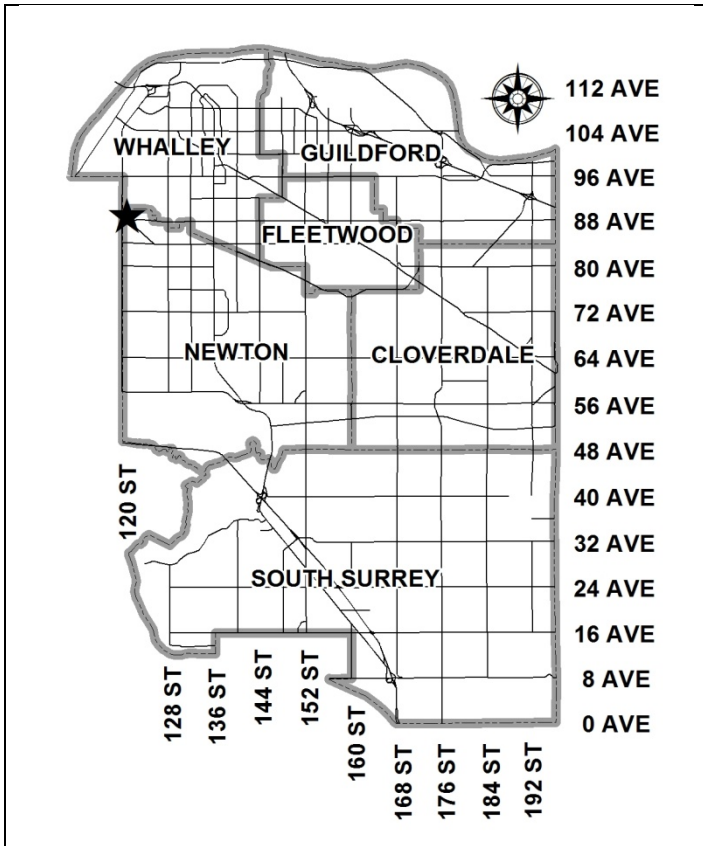


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0335-00

Planning Report Date: July 8, 2013

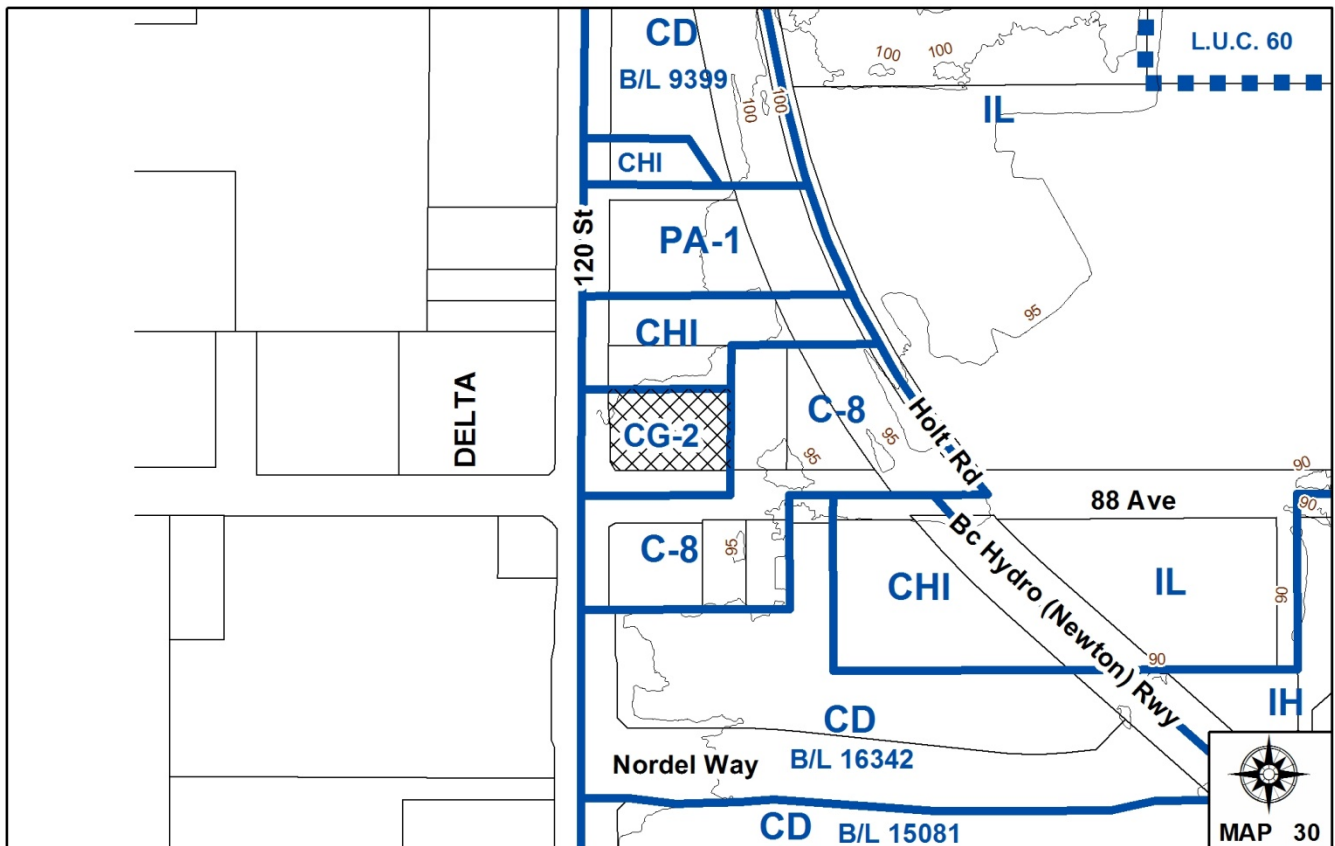


PROPOSAL:

- **Rezoning** from CG-2 to CD (based on C-8)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 3-storey commercial retail and office building.

LOCATION: 8820 - 120 Street
OWNER: Mann Investment (88 Ave) Ltd., Inc. No. BC0946196
ZONING: CG-2
OCP DESIGNATION: Commercial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Newton Local Area Plan (LAP) to redesignate the site from "General Industrial" to "Commercial".
- Proposes to locate a small-scale drug store within 400 metres (1/4 mile) of existing drug stores in both the City of Surrey and the Corporation of Delta.

RATIONALE OF RECOMMENDATION

- Complies with the "Commercial" designation in the OCP.
- The LAP amendment is administrative only; the OCP designation for the site is "Commercial", and commercial uses are encouraged at this location. The amendment is required to ensure consistency between the LAP and the OCP.
- The area in the vicinity of 120 Street (Scott Road) and 88 Avenue is envisioned by both the City of Surrey and the Corporation of Delta for a higher intensity of land uses. On the Surrey side, the development of Nordel Way and recent commercial developments in the area have strengthened this node as a major retail and service commercial centre. The proposed development is consistent with this emerging character, and will assist in the creation of a vibrant commercial node along the Scott Road corridor.
- The proposed small-scale drug store is considered to be an appropriate commercial use at this location, and is proposed to be operated in conjunction with a medical office.
- The proposed architectural and landscape design meets the Scott Road Corridor Guidelines developed in conjunction with the Corporation of Delta.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0335-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
4. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from "General Industrial" to "Commercial" when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.
Surrey Fire Department:	The building shall conform to the requirements as stipulated in E-COMM Bylaw 15740.
Ministry of Environment (MOE):	The MOE has issued a Certificate of Compliance for the site, which indicates that it has been satisfactorily remediated to meet the Contaminated Sites Regulation standards for commercial land use.

Corporation of Delta: The Corporation of Delta has commented that they have no concerns regarding the proposed land use. The North Delta Area Plan for this area envisions the Scott Road (120 Street) and 88 Avenue node as a high-density, mixed-use node with buildings up to 14 storeys. Delta's Engineering Department expressed some concern with regard to traffic on 120 Street and requested that the developer provide a traffic impact study to review the additional traffic that the project is expected to generate.

The City of Surrey's Transportation Engineering Division has reviewed Delta's request for a traffic impact study, and has provided a response to Delta indicating that as per the City's Design Criteria, such a study is not a requirement for the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot with no existing trees

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	1-storey building with an automotive repair shop in operation	Commercial/General Industrial	CHI
East:	1-storey commercial building	Commercial/General Industrial	C-8
South (Across 88 Avenue):	3-storey commercial building (Khalsa Credit Union building)	Commercial/Commercial	C-8
West (Across 120 Street):	Kennedy Heights Shopping Centre in the Corporation of Delta	N/A	N/A

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "General Industrial" in the Newton Local Area Plan (LAP) but "Commercial" in the Official Community Plan (OCP). Commercial development, consistent with the OCP, is appropriate at this location. The amendment is required in order to achieve consistency between the OCP designation and the LAP designation.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northeast corner of 88 Avenue and 120 Street (Scott Road). It is designated "Commercial" in the OCP and "General Industrial" in the Newton LAP. The site is currently vacant, and was previously occupied by a gasoline station. The applicant has provided confirmation from the Ministry of Environment, that the site has been satisfactorily remediated as per the Contaminated Sites Regulation standards for commercial redevelopment.
- The site's location on 120 Street and 88 Avenue is within the Scott Road corridor. While the City does not have a secondary plan for this area other than the Newton LAP from 1986, a Scott Road Corridor Transportation Planning Study was completed in 2001 in coordination with the Corporation of Delta. This study emphasizes nodal development along the Scott Road corridor and includes some urban design guidelines. The area around 120 Street and 88 Avenue was cited as a node in this study (the "Kennedy Heights" node). The Corporation of Delta is planning for a high-density, mixed-use node with buildings up to 14 storeys on the west side of 120 Street, as per the North Delta Area Plan. Further, the North Delta Area Plan is currently in the process of being updated, and Delta is considering potentially higher densities for this node.
- There is a three-storey commercial building to the south of the subject site, across 88 Avenue, with a financial institution (Khalsa Credit Union) on the ground floor and office uses on the second and third floors. To the north and east of the subject site are small commercial buildings with redevelopment potential to commercial developments with a similar form and character as the subject proposal. To the west of the subject site is the Kennedy Heights Shopping Centre in the Corporation of Delta, which is designated for high-intensity mixed-use redevelopment in Delta's North Delta Area Plan.

Proposal

- The applicant is proposing to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to a "Comprehensive Development Zone (CD)" based on the "Community Commercial Zone (C-8)" and a Development Permit in order to permit the development of a 3-storey commercial building with retail at grade and office uses on the second and third floors.

CD Zone

- A CD Zone is proposed to accommodate the proposed development, which is based on the C-8 Zone.

- The table below summarizes the differences between the C-8 Zone and the proposed CD Zone:

	C-8 Zone	Proposed CD Zone
Density (FAR)	0.80	1.0
Lot Coverage	50%	40%
Principal Building Height	12 metres (40 ft.)	13 metres (43 ft.)
Setbacks	7.5 metres from all lot lines	Front: 2.0 m (7 ft) Rear: 30 m (98 ft.) Side: 0 m (0 ft.) Side flanking: 1.94 m (6 ft.)
Permitted Uses	Retail stores* Personal service uses* General service uses* Beverage container return centres* Eating establishments* Neighbourhood pubs Liquor store Office uses* Parking facilities Automotive service uses* Indoor recreational facilities Entertainment uses* Assembly halls Community services Child care centres One dwelling unit*	Retail stores, including a small-scale drug store* Personal service uses* General service uses* Beverage container return centres* Eating establishments* Neighbourhood pubs Liquor store Office uses* Parking facilities Indoor recreation facilities Entertainment uses* Assembly halls Community services Child care centres One dwelling unit*

*With some exclusions and/or limitations

- The proposed density is 1.0 Floor Area Ratio (FAR) which is higher than the 0.80 FAR which is permitted in the C-8 Zone. The higher FAR is considered appropriate given the site location at 120 Street (Scott Road) and 88 Avenue, which has been established as a node for consideration of higher densities along the Scott Road corridor. Further, the proposed lot coverage is 40%, which is less than the permitted 50% lot coverage in the C-8 Zone.
- The proposed building height is 13 metres (43 ft.), which is slightly higher than the maximum 12 metre (40 ft.) height permitted in the C-8 Zone. Given the site's location on 120 Street (Scott Road), and the context of surrounding land uses and both Surrey and Delta's vision for the 88 Avenue and 120 Street development node, this height is considered appropriate.
- The proposed setbacks on the south (88 Avenue), west (120 Street) and north sides are smaller than what is permitted in the C-8 Zone. The proposed south (88 Avenue) setback is 1.94 metres (6 ft.), the proposed west (120 Street) setback is 2.0 metres (7 ft.) and the proposed north setback is at a zero lot line. However, note that the setback to 120 Street is 3.95 metres (13 ft.) to the building face; the reason it is measured at 2.0 metres (7 ft.) is because there are stairs located closer to 120 Street which cannot encroach into the setback as per the setback provisions in the Zoning By-law.

- The building setbacks to the streets (88 Avenue and 120 Street) are considered appropriate as, from an urban design perspective, it is positive to have the building close to the street, to add interest and activity along the street, and to create interaction between the public and the private realms. The northerly zero lot line is considered appropriate because there is an existing building with a zero lot line. It is anticipated that in the future, the site to the north will be redeveloped with a building also at a zero lot line along the same boundary.
- The permitted uses in the CD Zone are generally consistent with those of the C-8 Zone, with two differences. Firstly, a small scale drugstore is permitted notwithstanding the Zoning By-law provision (Section E.28 of Part 4 General Provisions) which requires a minimum 400 metre (1/4 mile) separation distance between any new small-scale drug store and an existing drug store or methadone dispensary. This is discussed in more detail in the next section of this report. Secondly, the automotive service use has been eliminated as it is not relevant to the subject proposal and would not be an appropriate use at this location.

Proposed Small-Scale Drug Store

- The applicant proposes a small-scale drug store, to be operated in conjunction with a medical office and the offices of other healthcare professionals, on the first floor of the proposed building.
- The Zoning By-law defines a small-scale drug store as "a commercial establishment with a gross floor area of less than 600 square metres (6,450 sq. ft.) which fills a broad range of pharmaceutical prescriptions and excludes methadone dispensary". The exact size of the drug store has not yet been determined, but it is proposed to be approximately 186 square metres (2,000 sq. ft.) in size and therefore meets the Zoning By-law definition of a small-scale drug store.
- The proposed CD Zone permits a small-scale drugstore provided that there is only one (1) on the premises, that it is operated in conjunction with offices of medical doctors who are licensed with the College of Physicians and Surgeons, and that it is contained within the same building as the medical doctor's offices. The proposed drug store would be operated in conjunction with medical offices as well as offices of other healthcare professionals, such as physiotherapists and massage therapists.
- The Zoning By-law restriction stipulating a minimum 400 metre (1/4 mile) distance between new small-scale drug stores and existing drug stores and methadone dispensaries was imposed in order to address concerns from Council regarding the possible over-concentration of small stand-alone drug stores in certain areas of the City. In this case, there are approximately 5 drug stores that exist within 400 metres (1/4 mile) of the subject site, including two (2) in the City of Surrey and three (3) in the Corporation of Delta. However, one (1) of the existing drug stores in Delta is proposing to move into the proposed building on the subject site, and therefore there would be no overall increase in the number of drug stores.

- The proposed small-scale drug store is considered an appropriate use in this case, for the following reasons:
 - The small-scale drug store would be operated in conjunction with the offices of medical doctors and other healthcare professionals. The drug store would enable a registered pharmacist to dispense prescribed medication on the same premises as the medical office. The proposed CD Zone requires the drug store use to operate in conjunction with the medical office use.
 - The approach of ensuring that the drug store is operated in conjunction with a medical office is consistent with the approach utilized on other sites where a variance to the requirement for a minimum 400 metre (1/4 mile) separation between drug stores was required (i.e. Development Application Nos. 7912-0031-00 and 7912-0133-00).
 - The drug store operator for the subject site is currently operating out of another site in the immediate area, which is located on the west side of 120 Street (Scott Road), in the Corporation of Delta, approximately 1 block south of the subject site. This operator would like to move from the Delta location to the subject site, as the space is being leased in the current location whereas it would be owned in the proposed new location. Therefore, the proposal would not be increasing the total number of drug stores in the area.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 13, 2013 and staff received no telephone calls or written correspondence in response.

DESIGN PROPOSAL AND REVIEW

- There is one three-storey office building proposed on the site, with underground parking. The total floor area proposed is 2,153 square metres (23,174 sq. ft.).
- Access to the site is proposed from 88 Avenue, at the easternmost part of the property. A joint access easement is required over the easterly drive aisle to provide access to the site to the north with the future redevelopment of the northerly site.
- The portion of 88 Avenue between 120 Street and 123 Street was previously classified as an arterial road, before the completion of Nordel Way. This portion of 88 Avenue is now classified as a local road. Therefore, the road is much wider than it needs to be. The applicant is required to relocate the existing curb and gutter for the ultimate local road pavement width of 11 metres (36 ft.), and to construct a new sidewalk and boulevard landscaping in order to retrofit the fronting road to a local road standard and decrease the amount of pavement. This will also assist in improving the public realm at this location. It is anticipated that the remaining portions of the locally-classified 88 Avenue will be similarly retrofitted with future redevelopment.

- Additional landscaping is also proposed along 120 Street, with a mix of trees and shrubs and an internal walkway on the private property side, with breaks in the landscaping at the entrance points to the building along this façade. The landscaping will add character to the street and reduce the perception of expansive paving along 120 Street, in accordance with the Scott Road Corridor Guidelines.
- A total of 69 parking spaces are proposed, including 22 surface parking spaces and 47 underground parking spaces. This exceeds the Zoning By-law requirement of 51 parking spaces. Two (2) disabled parking spaces are proposed, including one (1) surface parking space and one (1) underground parking space, purposefully located adjacent to the elevator.
- The site slopes from north to south along 120 Street and from west to east along 88 Avenue at approximately 5 to 6 percent. Staff have worked with the applicant to ensure a quality interface between the public and private realms and to minimize the use of ramps and stairs.
- The architectural design of the building is contemporary with a clean and unified character. The exterior cladding consists of white pre-finished aluminum panels on the principal façade along 120 Street (Scott Road) with a combination of reinforced fibre cement panels and stucco in gray tones. The building has an angled cornice with a natural cedar finish.
- The proposed building will use aluminum sun shade louvres along the south and west elevations to manage solar heat gain.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within an area designated for nodal development along the Scott Road Corridor and complies with the “Commercial” land use designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal allows for a range of commercial retail and office uses generally consistent with the C-8 Zone. The proposal allows for commercial infill densification in the 88 Avenue and 120 Street development node along the Scott Road corridor.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates Low Impact Development Standards including absorbent soils, on-lot infiltration, dry swales, sediment control devices and perforated pipe system. • This vacant un-treed site will be improved with on-site landscaping including the planting of 12 trees. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 1 bicycle storage room is provided for in the underground parkade. • The site is located on 120 Street, for which there are a number of transit (bus) routes.

5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Adequate exterior lighting will be provided to enhance security and visibility into the site from surrounding areas. • Vertical planting will be provided on exposed wall surfaces to discourage vandalism. • Landscaping and pathways are designed to provide clear access points.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The development application review process included the typical public review requirements of pre-notification letters and a development proposal sign. • The proposal includes other sustainability features including sun shading devices, high-efficiency HVAC units, building envelope best practices, full cutoff exterior lighting, LED lighting, non-toxic/recyclable content building materials, drought-tolerant planting and a recycling program during construction.

ADVISORY DESIGN PANEL

- The project was reviewed by the Advisory Design Panel (ADP) on May 9, 2013 and a revision was reviewed electronically by the ADP on June 18, 2013. All ADP comments have been satisfactorily addressed (Appendix IV).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Eric Ching
 Urban Design Group Architects Ltd.
 Address: Suite 600, 1140 - West Pender Street
 Vancouver, BC V6E-4G1

 Tel: 604-687-2334

2. Properties involved in the Application
 - (a) Civic Address: 8820 - 120 Street

 - (b) Civic Address: 8820 - 120 Street
 Owner: Mann Investment (88 Ave) Ltd
 PID: 002-206-030
 Parcel "D" (Reference Plan 7086) Except: Firstly: Parcel "C" (Explanatory Plan 9666) and
 Secondly: Parcel Outlined Red on By-law Plan 54893; Thirdly: Part on SRW Plan 53885 Lot
 1 Section 31 Township 2 New Westminster District Plan 2966

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,380 m ²
Road Widening area		125 m ²
Undevelopable area		321 m ²
Net Total		1,934 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		38.6%
Paved & Hard Surfaced Areas		50.4%
Total Site Coverage		89%
SETBACKS (in metres)		
Front (West)		3.95 m
Rear (East)		31.0 m
Side (North)		0.25 m
Side (South)		1.94 m
BUILDING HEIGHT (in metres/storeys)		
Principal		13 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		738 m ²
Office		1,412 m ²
Total		2,150 m ²
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		2,150 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		1.0
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	51	69
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	51	69
Number of disabled stalls	1	2
Number of small cars	18	14
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SITE KEY PLAN



COVERSHEET
SCALE: N/A

AERIAL MAP



CONTACT LIST

CONSULTANTS

ARCHITECT: **RAJINDER MANN ARCHITECTS LTD.**
RAJINDER MANN ARCHITECTS LTD.
3080 120th St, Suite 100
Surrey, BC V4N 4G1
Tel: (604) 886-9601
Fax: (604) 886-9602
Email: rajinder@mancorp.ca

LANDSCAPE ARCHITECT: **JEFFREY LEE PERLA**
JEFFREY LEE PERLA
4307 Kingsway
Vancouver, BC V6J 1K2
Tel: (604) 681-5200
Fax: (604) 681-5201
Email: jeff@jeffperla.com

DRAWING LIST

ARCHITECTURAL	LANDSCAPE
A-0.0 COVER SHEET	L-1 LANDSCAPE PLAN
A-1.1 SITE PLAN	PLANT DESIGN
A-2.1 GROUND & SECOND FLOOR PLANS	PLANT LIST
A-2.2 THIRD & ROOF FLOOR PLANS	L-2 SECTION DETAILS
A-3 UNDERGROUND FLOOR PLANS	
A-3.1 WEST & SOUTH ELEVATIONS	
A-3.2 EAST & NORTH ELEVATIONS	

PROJECT INFORMATION

PROJECT OWNER : MANN CAPITAL MANAGEMENT CORP. CONTACT: RAJINDER MANN Suite 1001 - 120th St Surrey, BC V4N 4G1 Tel: (604) 886-9601 Email: rajinder@mancorp.ca
CIVIC ADDRESS 8820 - 120TH ST, SURREY, BC
LEGAL DESCRIPTION PARCEL D, REFERENCE PLAN 1086, PART ON BYLAW PLAN 8488, PART ON SRM PLAN 83868, LOT 1, SECTION 3, TOWNSHIP 2, N.W.D., PLAN 2869
ZONING CURRENT: C8-2 COMBINED SERVICE GAS STATION PROPOSED: C-8 COMMUNITY COMMERCIAL
REZONING & DEVELOPMENT PERMIT APPLICATION FOR: THREE-STOREY COMMERCIAL AND OFFICE BUILDING

COMMERCIAL & OFFICE BLDG.
8820 - 120TH STREET, SURREY B.C.
MANN CAPITAL MANAGEMENT CORP.

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4E3
TEL: (604) 681-5200
FAX: (604) 681-5201
SCALE: 3/32" = 1'-0"

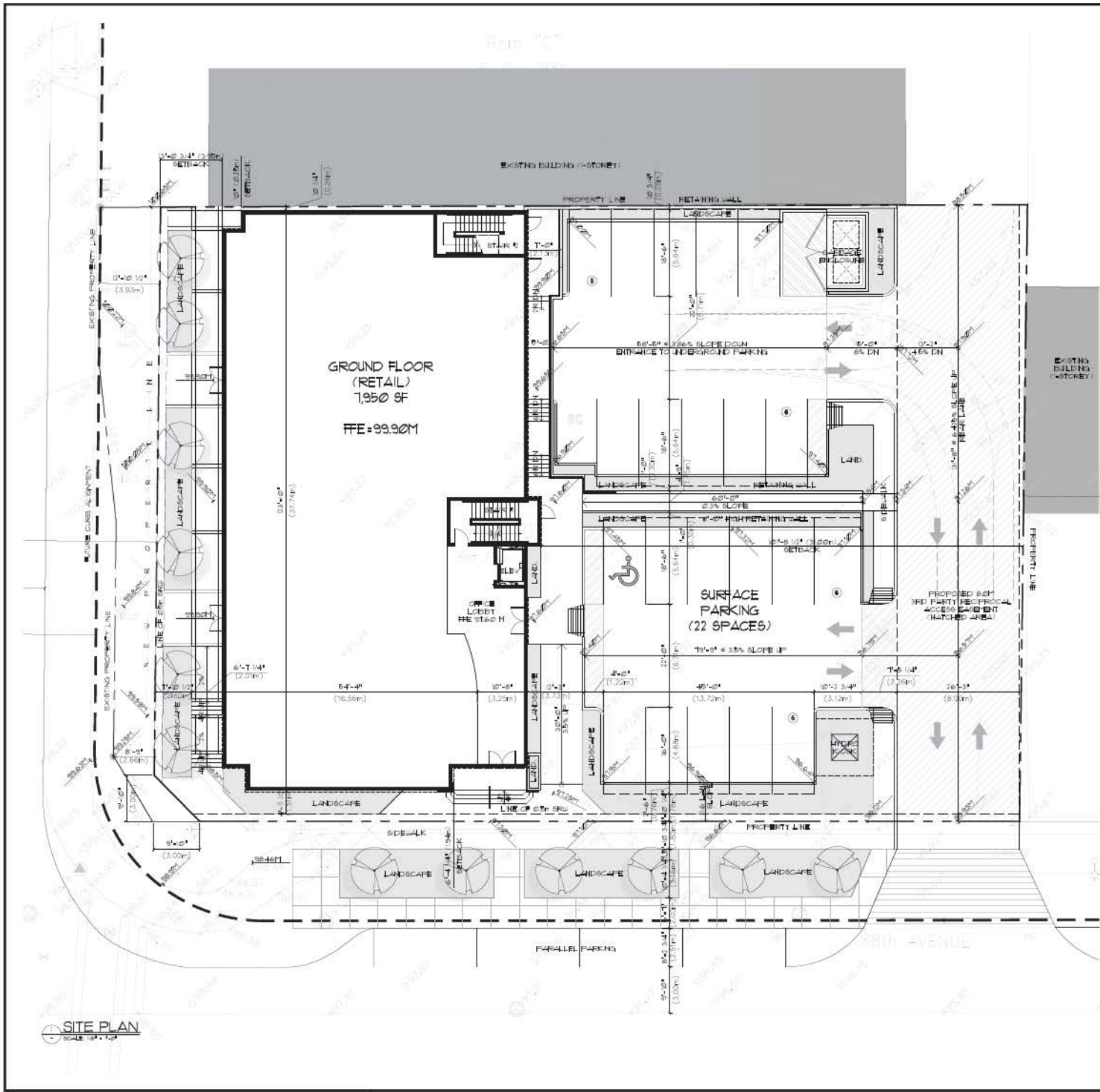
COVER SHEET

DATE: 2016.09.01
BY: RAJINDER MANN
SCALE: A-0.0

The drawings are a product of the design team and are not to be used for any other purpose without the written consent of the design team.

All dimensions are in metric unless otherwise stated. The design team is not responsible for any errors or omissions in the drawings.

DATE: 2016.09.01
BY: RAJINDER MANN
SCALE: A-0.0



LOCATION MAP
SCALE: 1/8" = 1'-0"

PROJECT DATA:

LEGAL DESCRIPTION	:	-
CIVIC ADDRESS	:	8820 120TH STREET, SURREY, BC
CURRENT ZONING	:	COMBINED SERVICE GASOLINE STATION ZONE (CG-2)
PROPOSED ZONING	:	COMMUNITY COMMERCIAL ZONE (C-6)
TOTAL SITE AREA	:	26,823 SF (0.688 AC)
ROAD DEDICATION	:	1,342 SF (0.05 AC)
ACCESS EASEMENT	:	3,462 SF (0.08 AC)
BUILDING AREA	:	8,037 SF
SITE COVERAGE	:	38.8 % (ON NET SITE AREA)

BUILDING DATA:

GROUND FLOOR, RETAIL	=	7,950 SF
SECOND FLOOR, OFFICE	=	8,037 SF
THIRD FLOOR, OFFICE	=	7,158 SF
TOTAL GFA	=	23,145 SF

PARKING STATISTICS:

GROUND FLOOR, RETAIL USE	=	3 SPACES PER 100 SQ (1,076 SF)
Category 2, 4,001 SF - 60,000 SF GFA	=	7,950 SF / 1,076 x 3
	=	23 SPACES
SECOND FLOOR, OFFICE USE	=	2 SPACES PER 100 SQ (1,076 SF)
Office Use Above Ground	=	8,037 SF / 1,076 x 2
	=	16 SPACES
THIRD FLOOR, OFFICE USE	=	2 SPACES PER 100 SQ (1,076 SF)
Office Use Above Ground	=	7,158 SF / 1,076 x 2
	=	14 SPACES
TOTAL PARKING REQUIRED	=	62 SPACES
TOTAL PARKING PROVIDED	=	69 SPACES
NO. OF SMALL CAR SPACES,	20% PROVIDED (25% MAX. ALLOW.)	14 SPACES
NO. OF SPACES FOR DISABLED	=	2 SPACES
PARKING RATIO	=	2.98 / 1,000 SF

Reference: City of Surrey Zoning Bylaw 12000

- GENERAL NOTES:**
- BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.
 - LOCATION OF EXISTING OFF-SITE AND ON-SITE SERVICES SHOWN ARE BASED ON AVAILABLE AS-BUILT DRAWINGS AND ARE TO BE VERIFIED BY SURVEY.

COMMERCIAL & OFFICE BLDG.
8820 - 120TH STREET, SURREY B.C.
MANN CAPITAL MANAGEMENT CORP.

architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4E3
TEL: (604) 683-5204
FAX: (604) 683-9948

PROJECT: 3338
TYPE: SITE PLAN
DATE: 2015.05.08
SCALE: A=1:1

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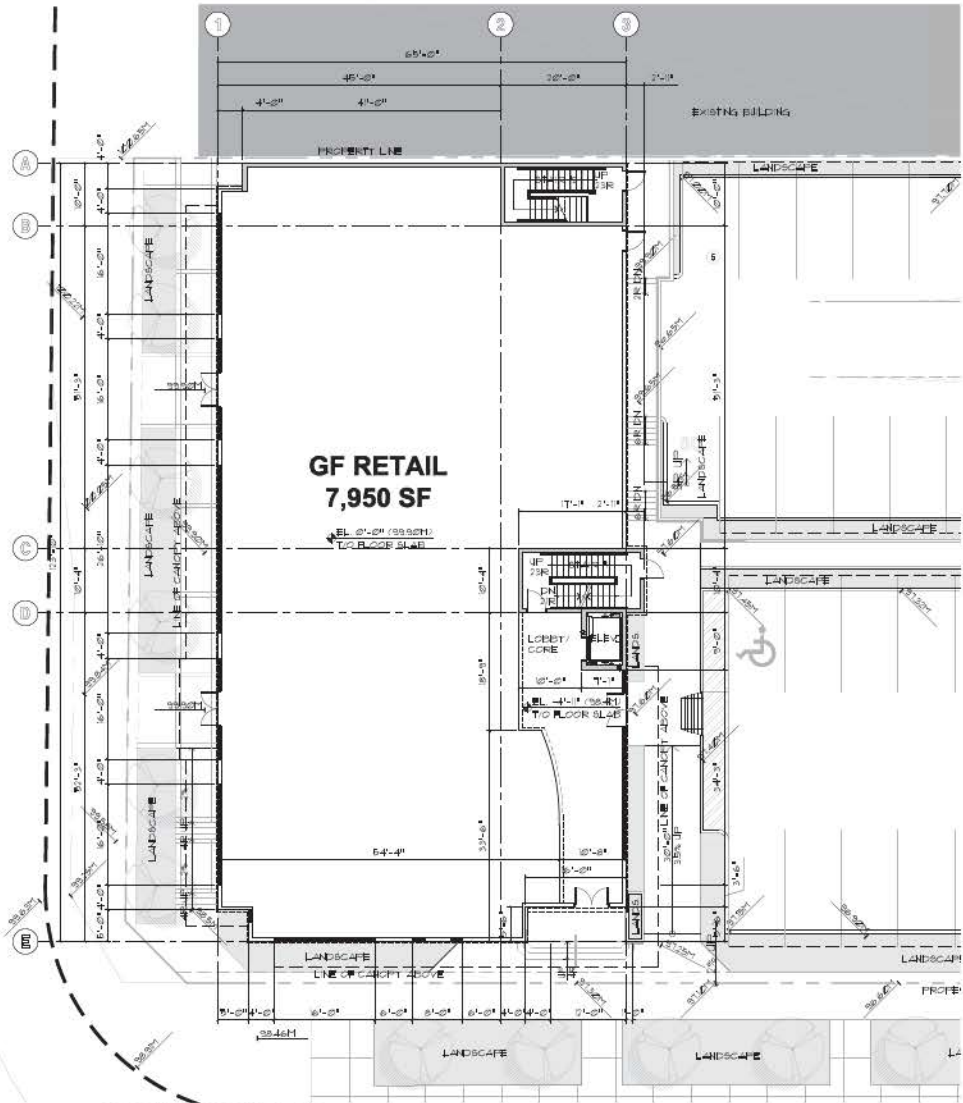


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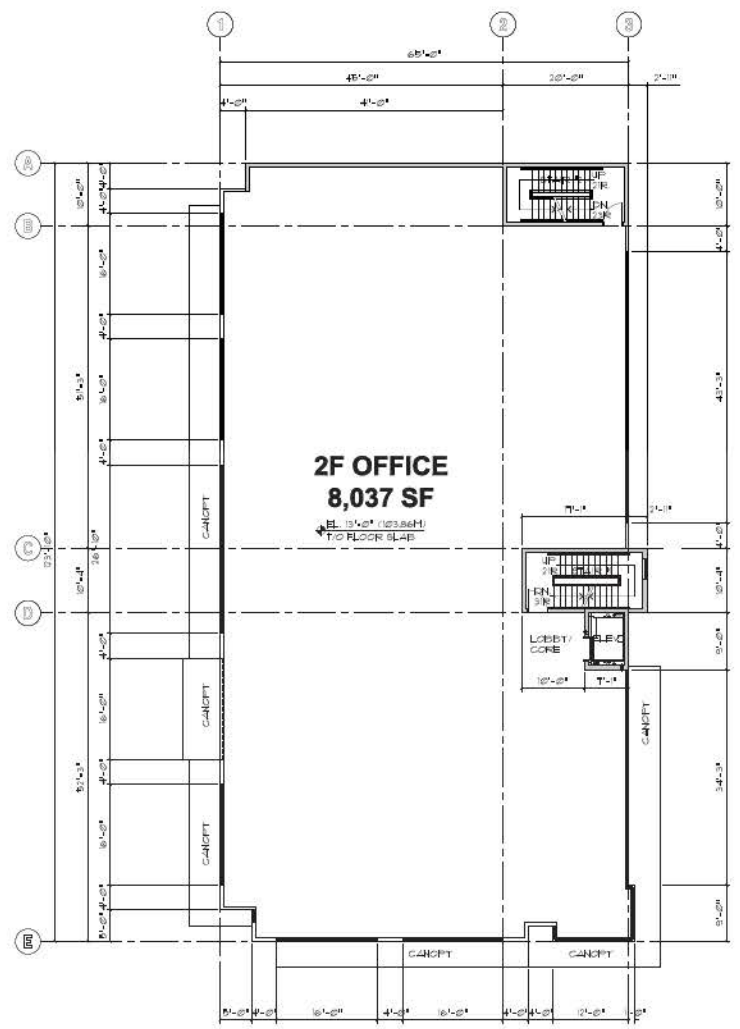
All dimensions shown are approximate and subject to change without notice. The drawings are not to be used for any other purpose.



LOCATION MAP
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



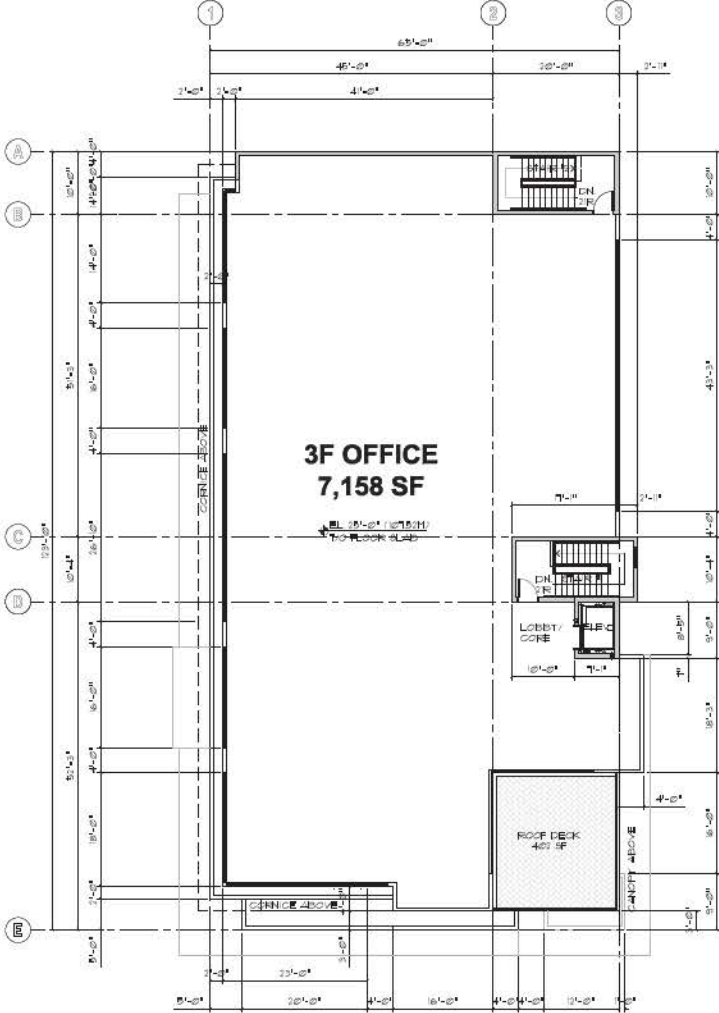
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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8820 - 120TH STREET, SURREY B.C.
MANN CAPITAL MANAGEMENT CORP.

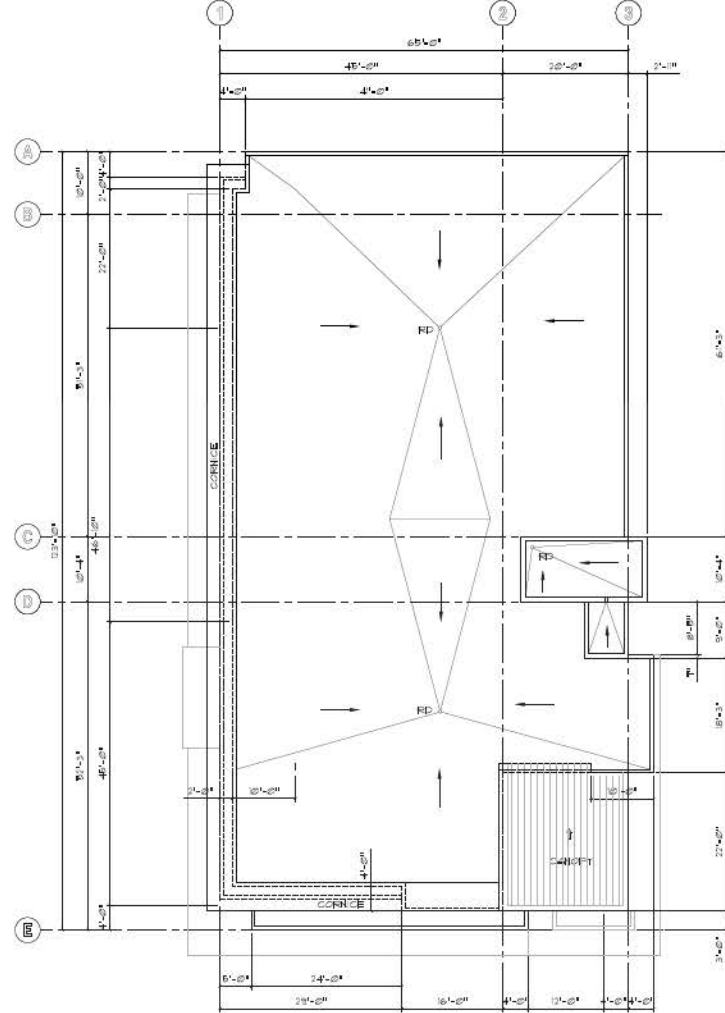


architects ltd
600-1140 WEST HENDER
VANCOUVER, BC V6E 4E3
TEL: 604-681-5200
FAX: 604-681-5200

PROJECT: 3338
DATE: 2023.08.10
DRAWN BY: J. [unclear]
CHECKED BY: J. [unclear]
SCALE: A2.1



1 THIRD FLOOR PLAN



2 ROOF PLAN



NO. 01	NO. 02	NO. 03	NO. 04	NO. 05	NO. 06	NO. 07	NO. 08	NO. 09	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
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All dimensions shall be taken from the project site plan unless otherwise indicated.

Consult with the relevant authorities for any special requirements.

MANN & ASSOCIATES LTD.
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8820 - 120TH STREET, SURREY B.C.
MANN CAPITAL MANAGEMENT CORP.



architects ltd.
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FAX: 604-681-2200

PROJECT: 3333
DATE: 2024/12/10
THIRD & ROOF FLOOR PLANS
SCALE: 1/4" = 10'
SHEET: A-22

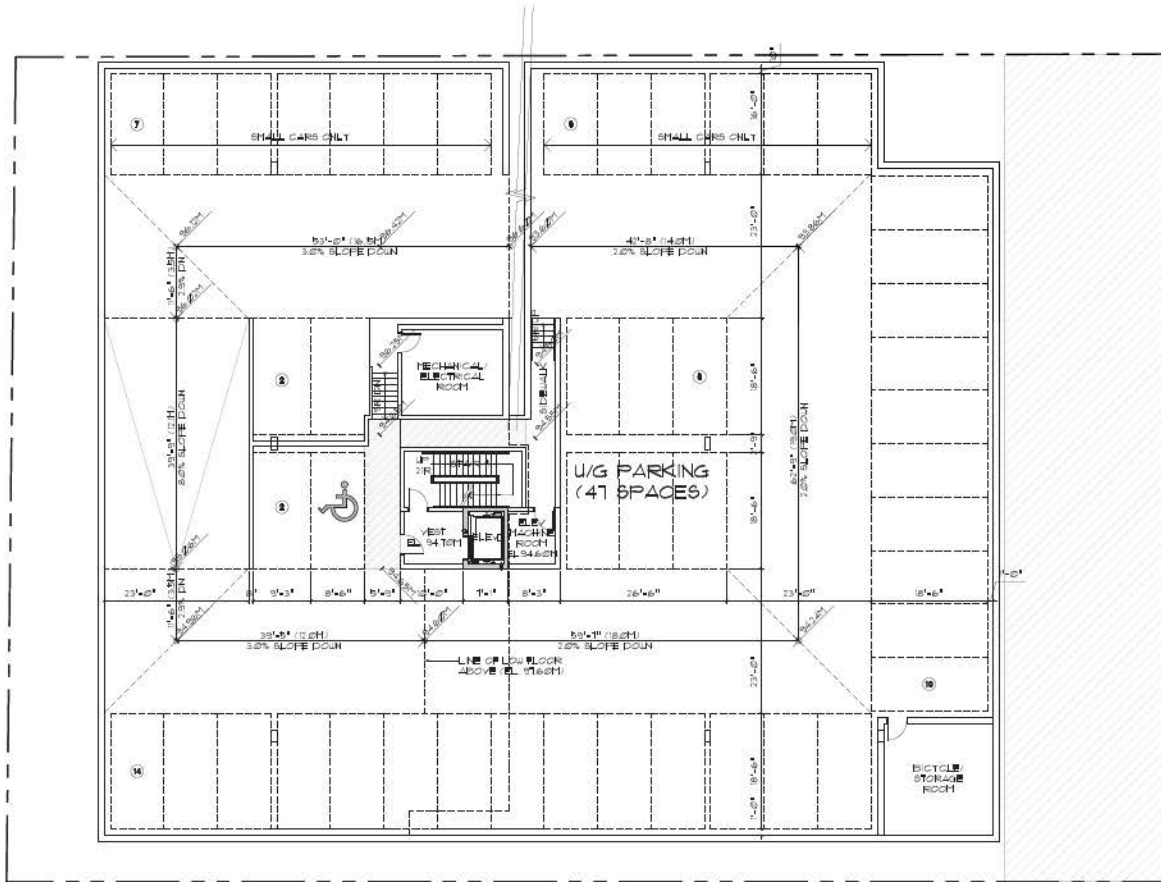


LOCATION MAP
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UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

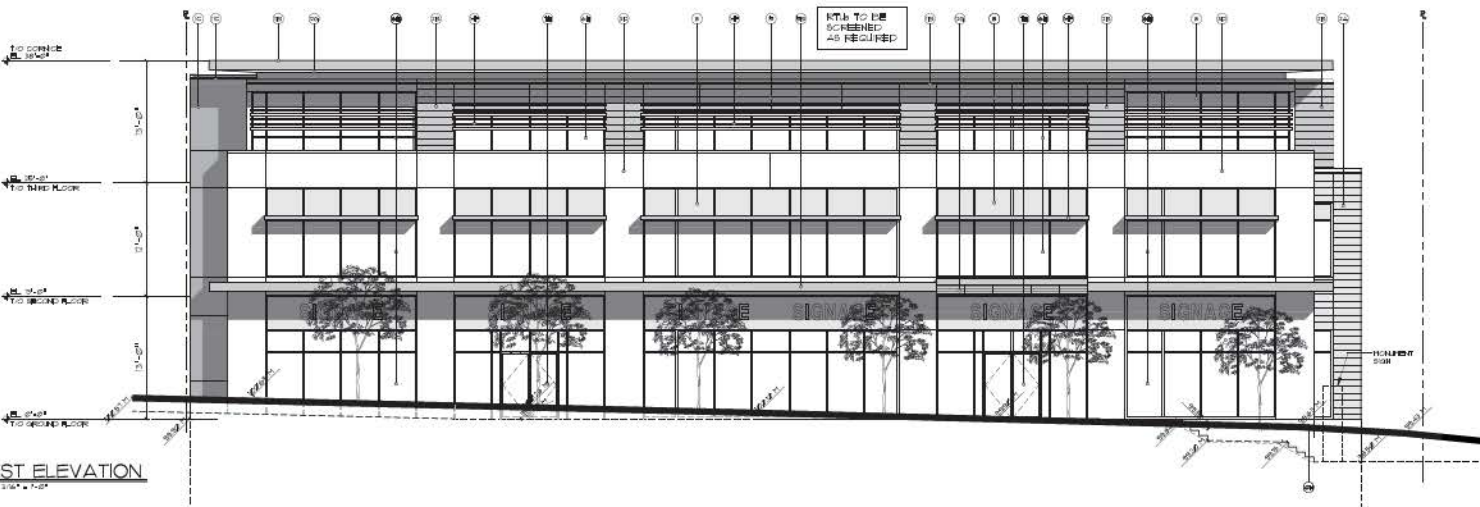
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TEL: 604-683-8800
FAX: 604-683-8801

PROJECT: 3338
DATE: 2013/05/06
UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
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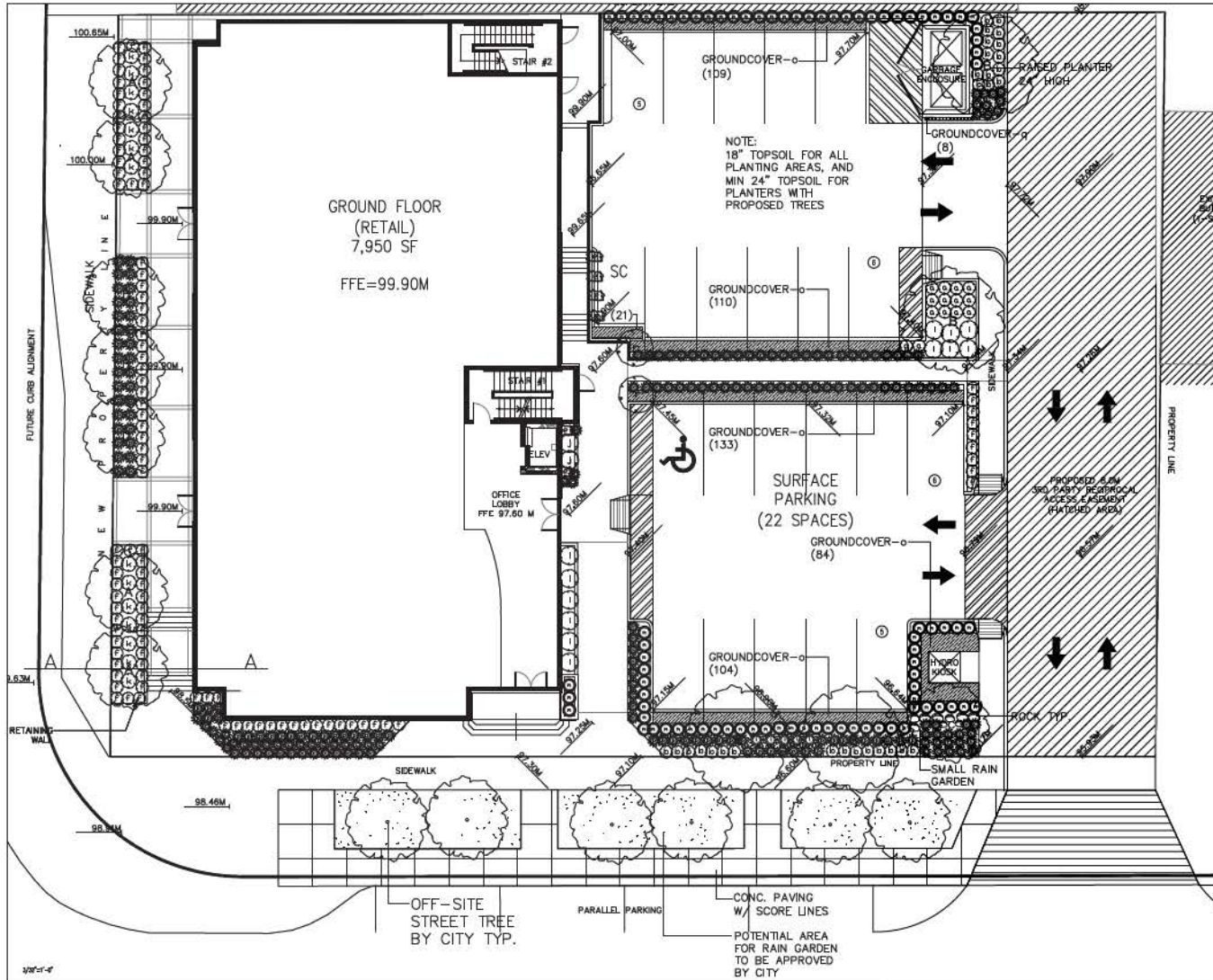
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TEL: (604) 681-5551
FAX: (604) 681-5552

PROJECT: 3388
DATE: WEST & SOUTH ELEVATIONS
REVISED: A-3.1
SHEET: 6





NOTES:

1. Maintain min. 2% slope away from building.
2. All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
3. All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum planting medium depths:
lawn-6"/150mm, 9" on slab groundcover & shrubs-18"/450mm, min 18" on slab
trees-12"/300mm, dI around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications
5. All plant material shall meet minimum size requirements as indicated in plant list.
6. Trees planted in lawn areas to have 1 m dia. mulched ring.
7. Make sure twice ground rootballs have been cut and removed to prevent girdling.
8. All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.

PLANT LIST

Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
4	A	<i>Cercodiphyllum magnificum</i>	Small Katsura	6cm cal B&B	as shown
4	B	<i>Cercodiphyllum japonicum</i>	Katsura	7cm cal B&B	as shown
1	C	<i>Betula platyphylla japonica</i> 'Whitespire'	Asian White Birch	6cm cal B&B	as shown
3	D	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Callery Pear	6cm cal B&B	as shown
Shrubs & Others					
14	as	<i>Azalea japonica</i> 'Mother's Day'	Azalea	# 2 pot	as shown
29	b	<i>Erica carnea</i> 'Myrtilon Ruby'	Winter Red Heather	# 1 pot	as shown
129	c	<i>Carex morrowii</i> 'Aureoanagata'	Varegated Sedge	# 1 pot	as shown
0	d	<i>Chamaeris heterophyllus</i> 'Variegatus'	Varegated False Holly	# 2 pot	as shown
9	e	<i>Patheococcus quinquefolia</i>	Virginia Creeper	# 1 pot	as shown
105	f	<i>Buxus microphylla</i> 'Winter Gem'	Asian Boxwood	# 2 pot, 2' high min.	as shown
0	g	<i>Prunus laurocerasus</i> 'Otto Luyker'	Otto Luyken English Laurel	# 2 pot	as shown
0	h	<i>Prunus lusitana</i>	Portugal Laurel	# 3 pot	as shown
12	i	<i>Rhododendron 'Holt'</i>	Rhododendron (yellow flower)	# 2 pot	as shown
3	j	<i>Rhododendron 'Cream Crest'</i>	Rhododendron (yellow flower)	# 2 pot	as shown
14	k	<i>Rosa rugosa</i> 'Alba'	White Rose	# 2 pot	as shown
5	l	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Reed Grass	# 3 pot	as shown
90	m	<i>Taxus x media</i> 'H. N. Eddley'	Eddley Yew	4' High, B&B	as shown
4	n	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	5', B&B	as shown
0	o	<i>Cornus alternifolia</i>	Bearberry	# 1 pot	12" o.c.
78	p	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	# 1 pot	as shown
8	q	<i>Lysirachya nummularia</i> 'Aurea'	Cockati Creeper, Jersey	# 1 pot	12" o.c.
2	r	<i>Prunus lusitana</i>	Portugal Laurel (tree form)	1.5 m high B&B	as shown

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DATE	REVISION

JHL Design Group Inc.
Landscape Architecture + Urban Design

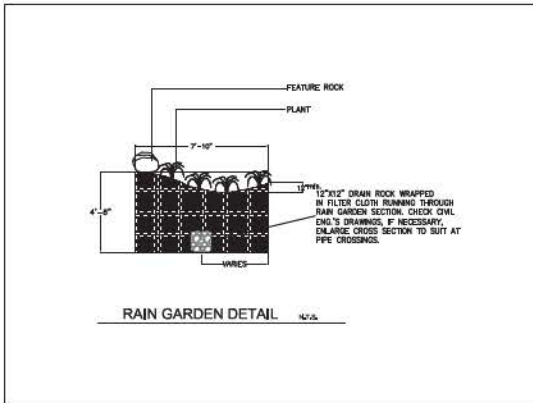
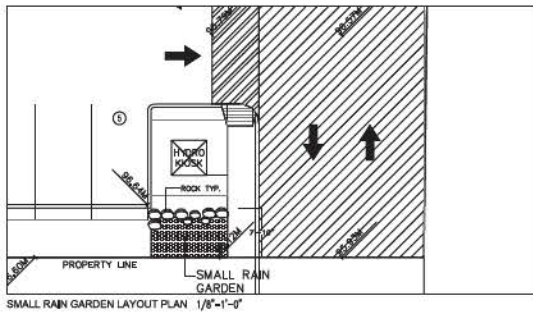
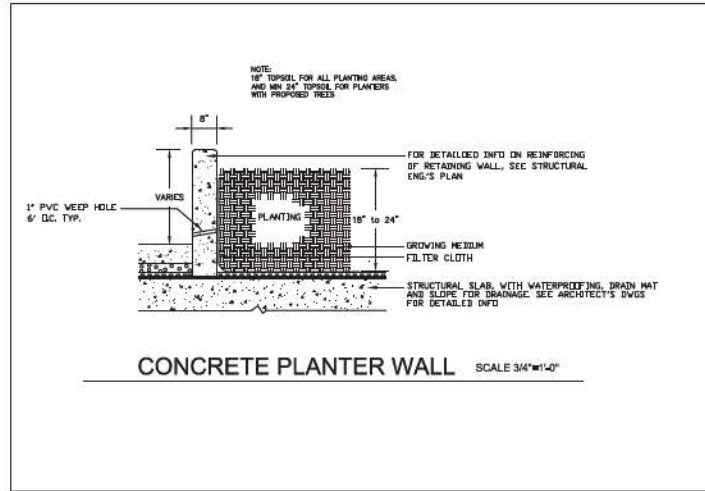
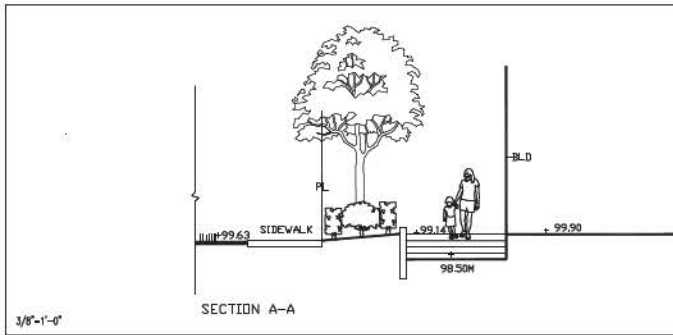
4370, Maple Street, Vancouver, BC
Tel: 604-263-8610
Fax: 1-800-377-9554
Email: jhl@jhlgroup.ca

SCALE	DATE	DRAWN	JOB NO.
3/32"=1'-0"	June, 13		

PROJECT TITLE
COMMERCIAL & OFFICE BLDG, 8820, 120TH STREET SURREY, BC

DRAWING TITLE
LANDSCAPE PLAN PLANT DESIGN PLANT LIST





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DATE	REVISIONS

JHL Design Group Inc.
Landscape Architecture + Urban Design

4370 Maple Street, Vancouver, BC
Tel: 604-263-8913
Fax: 1-800-277-9654
Email: jhl@jhlhvac.ca

SCALE

PROJECT TITLE
COMMERCIAL & OFFICE BLDG.
8020, 120TH STREET SURREY, BC

DRAWING TITLE
SECTION DETAILS

SEC. NO.
L-2

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **July 3, 2013** PROJECT FILE: **7812-0335-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 8820 - 120 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 3.848 on the north end of 120th Street and then meeting the corner of the existing property line at the intersection of 120 Street and 88th Avenue.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 120 Street and 88th Avenue;
- Dedicate as road (without compensation) Ptn Pcl D Lot 1 Bylaw Plan 54893 on a road dedication or subdivision plan, on 88 Avenue.
- Provide 0.500 metre wide SROW along 120 Street and 88 Avenue.

Works and Services

- Relocate existing 88 Avenue curb and gutter, construct sidewalk and complete boulevard.
- Construct 2.0m wide curb extension on 88 Avenue at 120 Street.
- Construct minimum 7.3 metre wide letdown on 88 Avenue.
- Remove portion of existing concrete driveway letdown fronting the site on 120 Street.
- Construct concrete sidewalk on 120 Street, if required, due to water main construction.
- Construct 300mm water main on 120 Street.
- Provide restrictive covenant for water quality/sediment control facility and for sanitary pumped connection (if required).
- Provide reciprocal access easement with the north property.
- Provide Certificate of Compliance regarding soil contamination remediation of the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file

Panellists:

T. Ankenman
T. Wolf
D. Lee
B. Heaslip
K. Newbert
M. Searle
L. Mickelson

Support Staff:

M. Rondeau, Acting City Architect, Planning &
Development
H. Dmytriw, Legislative Services

A. ELECTRONIC REVIEW

File No.:	7912-0335-00
New or Resubmit:	Resubmit
Last Submission Date:	May 9, 2013
Description:	Rezoning from CG-2 to CD (based on C-8) and a Development Permit for a 3-storey commercial retail/office building
Address:	8320 120 Street – Scott Road Corridor
Developer:	Sukhvir Mann, Mann Investment (88 Avenue) Ltd.
Architect:	Eric Ching, Urban Design Group Architects Ltd.
Landscape Architect:	JHL Design Group Inc.
Planner:	Heather Kamitakahara
Urban Design Planner:	Hernan Bello

STATEMENT OF REVIEW COMMENTS

In general, the Panel members considered that the revised proposal had been significantly improved and the Panel supported the revised proposal.

Site

- Flipping the parkade access makes the grading and ramps entering the building far less confused and onerous. It allows a more resolved universal access to the lobby and improves CPTED concerns.
- The wall facings in the parking lot are reduced/better managed.

Building Form and Character

- The exterior of the building has been simplified and now reads as a more coherent, continuous “whole”.
- Shading on south and west should work well but I had some difficulty determining the depth of the shading. Keeping it as close to the top of the windows as possible is very important to maintain the effectiveness.

Landscaping

- Would like to see more soil depth (300mm of soil) for trees where there is no slab below, particularly in the off-site locations, the boulevard and on the northeast corner of the site adjacent to the garbage enclosure.
- Ensure that plant list include climbing plant species such as ivy in order to screen larger vertical expanses of concrete where the surface parking splits.

CPTED

- The overall quality of materials and aesthetic bodes well for resistance to nuisance crime and mischief/vandalism.
- A suitable lighting plan for the building perimeter and rear parking lot will be a significant deterrent to crime – remains a point to consider

Accessibility

No specific comments

Sustainability

- Triple glazing is indicated as being considered economically which I read as purely from an energy perspective but the increased comfort and the traffic noise reduction should also be considered.
- VRF or 4-pipe fan coil still be considered for the HVAC systems.
- Recommend approval to proceed subject to planning department requirements.

APPLICANT'S RESPONSE:

Thank you for the ADP Electronic Review dated June 18, 2013. We acknowledge the comments contained in the said Review and confirm that the following items will continue to be considered and addressed during the permitting process:

1. *Review of sunshade louvre locations to optimize shading along the building's southern and western exposures.*
2. *Preparation of a lighting plan for the building perimeter and rear parking lot.*
3. *Review the feasibility of triple glazing at retail storefronts and office windows.*
4. *Review the feasibility of VRF and/or 4-pipe fan coil HVAC systems.*
5. *For all trees not planted above the slab, including the off-site trees, our planting detail calls for more than 300mm of topsoil. Tree planting detail is usually provided at BP Submission.*
6. *Climbing plant, Virginia Creepers were proposed (please see plant list), Ivy is considered as invasive plant, City of Surrey usually does not allow it.*

B. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 27, 2013, at 4:00 pm, at Parks Boardroom 1.

Jane Sullivan, City Clerk

Leroy Mickelson, Advisory Design Panel

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMBINED SERVICE GASOLINE STATION ZONE (CG-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-206-030

Parcel "D" (Reference Plan 7086) Except: Firstly: Parcel "C" (Explanatory Plan 9666) and Secondly: Part Outlined in Red on By-law Plan 54893; Thirdly: Part on SRW Plan 53885 Lot 1 Section 31 Township 2 New Westminster District Plan 2966

8820 - 120 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a commercial retail and office *building*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Retail stores*:

- (a) Including a *small-scale drug store*, notwithstanding Section E.28 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, provided that:

- i. There is not more than one *small-scale drug store* on the *Lands*;
 - ii. The *small-scale drug store* is operated in conjunction with offices of medical doctors who are licensed with the College of Physicians and Surgeons; and
 - iii. The *small-scale drug store* is contained in the same *principal building* as the medical doctors' offices.
- (b) Excluding the following:
 - i. *Adult entertainment stores*; and
 - ii. *Secondhand stores and pawnshops*.
- 2. *Personal service uses* excluding *body rub parlours*.
- 3. *General service uses* excluding funeral parlours and *drive-through banks*.
- 4. *Beverage container return centres* provided that:
 - (a) The use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) The *beverage container return centre* does not exceed a *gross floor area* of 418 square metres [4,500 sq. ft.].
- 5. *Eating establishments* excluding *drive-through restaurants*.
- 6. *Neighbourhood pubs*.
- 7. *Liquor store*.
- 8. Office uses excluding *social escort services* and *methadone clinics*.
- 9. *Indoor recreational facilities*.
- 10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
- 11. *Assembly halls*.
- 12. *Community services*.
- 13. *Child care centres*.
- 14. One *dwelling unit* provided that the *dwelling unit* is contained within the *principal building* and occupied by the owner or the owner's employee for the protection of the businesses on the *Lands*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.0.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	30.0 m. [98 ft.]	0.0 m. [0 ft.]	1.94 m. [6 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	40 metres [131 ft.]	55 metres [180 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-8 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

MAYOR

CLERK

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